



Application for Financial Support

**Northwest Indiana Regional
Development Authority**

**Mayor Thomas M. McDermott Jr.,
City of Hammond**

**Hammond Port Authority
Board of Directors**

**Hammond Park
Board of Commissioners**

October 1, 2008



Multidisciplined. Single Source.
Trusted Solutions.

**Northwest Indiana Regional Development Authority
Application for Financial Support
General Instructions**

The RDA Board requires that every applicant for funding submit this application form. There are no minimum or maximum length requirements to any question or to the form as a whole. Brevity though is always appreciated, as long as the response is complete. Answers should be detailed and specific as well as focused.

Supporting materials (e.g. studies, plans, reports, etc.) in general should be referred to and the findings summarized in the answers, with the unabridged supporting materials attached to or submitted with the completed application.

The Board or its staff may request clarification and/or supplements to any given answer.

The Applicant may submit any additional responses and/or materials it wishes. These should be given after the last response to the Board's questions and identified as supplemental information, materials, etc.

Date of filing: Sept 16, 2008

Applicant:

Mayor Thomas M. McDermott Jr. Mayor, City of Hammond

Hammond Port Authority Board of Directors

Hammond Park Board of Commissioners

Contact person: Milan A. Kruszynski, Director, Hammond Port Authority

**Mailing address: 701 Casino Center Drive
Hammond, Indiana 46320**

Phone: (219)659-7678

Email: Kruszynskim@hammondmarina.com

Applicant's legal status:

Mayor McDermott is the duly elected executive of the City of Hammond, which is a second class city as defined by I.C. 36-4-1-1. The Mayor is the executive pursuant to I.C. 36-4-5-1 et seq.

The Hammond Port Authority (HPA) is a body corporate and politic organized pursuant to I.C. 8-10-5, and pursuant to Ordinance No. 6015 adopted by the City of Hammond on the 26th day of January, 1987, and is a governmental entity in accordance with Ind. Code §36-1-11-8. HPA is the owner and operator of a marina upon the shores of Lake Michigan known as the Hammond Marina and through agreements with the Hammond Park Board of Commissioners and the Hammond Redevelopment Commission operates

and manages Forsythe Park, Wolf Lake Memorial Park and the Lost Marsh Golf Course and Environmental Recreation Area in the City of Hammond. It is governed by a five (5) member Board of Directors who serve staggered four (4) year terms. The Mayor of the City of Hammond has three appointees and the Hammond City Council has two (2) appointees.

The City of Hammond Park Department is an Executive Department of the City of Hammond and is under the control of a Board of Park Commissioners. Pursuant to I.C. 36-10-4-3, the board consists of four (4) commissioners appointed by the Mayor. Each commissioner must be a freeholder residing in the city and no more than two (2) may have the same political affiliation

- *Attach cites to any statutes, ordinances or other laws and rules that specifically establish the applicant, control of activities, and document it's capacity to receive and spend funds.*

Please refer to Appendix of Supporting Materials for Res. 08-03, 05-06 Wolf Lake & Forsythe Park.

- *Attach a copy of any Articles of Incorporation, by-laws, rules, ordinances, specific governmental pacts, and related documents.*

Project description

Executive summary (500 words)

- *Attach extended description*

Hammond Lakes' Area Marquette Plan Improvement Projects

The Hammond Port Authority Mission Statement – The Hammond Port Authority provides maximum public recreational access to Lake Michigan waters, Wolf Lake waters, George Lake waters, Lost Marsh Golf Course, Forsythe Park, Wolf Lake Memorial Park, for all who come by land or by sea, striving towards the highest quality of professional Port Authority management for customers and citizens while promoting economic development for the city of Hammond.

For years, The City of Hammond has realized the importance of its location on Lake Michigan and amenities in Wolf Lake and George Lake for the recreational, tourism, economic stimulus and quality of life impact the Lakes have on the community and all of northwest Indiana. The community has continually focused on the “Vision of the Marquette Plan - Creating a Livable Lakefront” where we Live, Work, Play and Stay” pre-dating the Marquette Plan’s creation. Recently, the City has focused on the Wolf Lake and George Lake areas to expand recreational areas, recapture brownfields and expand opportunities to improve the quality of life along these important waterways.

Hammond has been a leader in creating recreational opportunities on the shoreline since the mid 1980’s. As a charter member of the Lake Michigan Marina Development Commission, the five lakeshore communities had a vision of enhancing the public access

to the shoreline through the planning and development of marinas and public infrastructure improvements. Hammond realized this dream in 1991 when they officially opened their \$23 million, 1,113-slip marina. Subsequent to marina development, the Empress Casino was opened in 1996. Access across multiple railroad corridors to the casino and lakefront was facilitated by the construction of the Empress Casino Bridge and Casino Center Drive. At the same time, the Hammond Lakefront Park and 16-acre Sanctuary were established for public access and recreation on Lake Michigan.

The next major recreational infrastructure project in the Hammond Lakes Area was the development and construction of the award winning Lost Marsh Golf Course at George Lake. The project was a reclamation of the Bairstow “brownfield” site into a championship 18-hole course and 9-hole youth course. The youth course was opened in 1999 and the championship course was opened in 2003.

In 2002, the City of Hammond Parks and Recreation Department organized a focus group to develop the “Wolf Lake Recreation Area Development Study.” Recognizing the City’s focus on tourism and recreation in the Hammond Lakes Area associated with the Hammond Marina, Lakefront Beach, Casino and Lost Marsh Golf Course the master plan for the Wolf Lake Area was seen as the next opportunity for enhancing the quality of recreational opportunities in the area.

The 2002 Wolf Lake Recreation Area Development study focused on public improvements to Forsythe and Wolf Lake Memorial Park including enhanced trail system, beach improvements, fishing piers, a boat ramp, a conservatory, an amphitheater, ball field complex, shoreline stabilization, formal gardens and access improvements. Additionally, the study envisioned the expansion of Wolf Lake Memorial Park through acquisition and remediation of current or former industrial properties.

The 2002 Wolf Lake Recreation Area Development Study was reviewed by the Marquette Plan consulting team and the plans recommendations were incorporated into the final Marquette Plan’s project framework. The Wolf Lake Area Plan is consistent with and mirrors the principals of the Marquette Plan:

- Showcase Our Heritage
- Redefine the Edges
- Bridge the Gaps
- Preserve, Protect & Enhance Environmental Systems
- Protect and Cherish Drinking Water, and
- Formulate an Effective Management Funding Strategy.

In May of 2008, the Hammond Port Authority organized a Working Group to evaluate the projects under consideration for funding by the Northwest Indiana Regional Development Authority. Based on a series of meetings for refinement of the project lists for the Lake Michigan Shoreline, Wolf Lake Recreational Development Area and George Lake recreational trail systems and connections, the City is pleased to present the

following Hammond Lakes' Area Marquette Plan Improvements Projects for consideration for RDA grant funding:

Lake Michigan Shoreline Enhancement Projects – The City has developed a project parallel to the shoreline to enhance the recreational, public access, environment and aesthetics quality of Hammond's shoreline.

Lakefront Park Public Access & Landscape Enhancement – The City will design and construct public access improvements including landscape buffers, pedestrian path, and dedicated public access parking along the northern boundary of the current marina overflow parking lot and south of the Lakefront Park and Sanctuary fence line. This project component is included in the Marquette Plan "Greenways Framework," on page 9 of the Executive Summary;

- Create buffer between sanctuary and any development towards the south.
- Connect with existing/proposed trails in the vicinity at controlled points.

Wolf Lake Recreational Area Development Projects – The 2002 Master Plan, updated May 2008, included seven goals for implementation that correlate to the principals of the Marquette Plan:

- Establish pedestrian access and improves internal circulation
- Enhance the identity of the recreational area and establish community ownership
- Enhance existing park facilities and provide opportunities for new recreational activities
- Promote environmental improvements that reduce pollution, improve shoreline stability, and re-establishes natural habitats
- Designs park elements to minimize construction and maintenance costs
- Enhances personal security, and
- Establishes a program of activities that are compatible with the neighborhood.

Wolf Lake Recreational Area Development Projects – Projects for plan development, design and construction in the recreational area include but not limited to; park access improvements, amphitheater/performance area, paved and wooded paths, bridge connections, shore/fishing access improvements, conservatory, formal garden, promenade and pier, playgrounds, promote wetland revitalization and re-vegetation of slag fill, athletic field improvements, pavilions, aquatic play area, parking enhancements, shoreline and habitat enhancements, informal open space, use of stormwater Best Management Practices (BMP's) and water quality features, expansion of park area and industrial property remediation and reuse.

Feature projects within the recreational area for immediate construction are:

- Amphitheater/Performance area – this is planned to be a signature structure located in the south side of Wolf Lake Memorial Park. The permanent structure will be utilized for concerts during the Hammond Festival of the Lakes and host other local entertainment venues as programmed by the City, and establish the Hammond Lakes Area building identity.

- Continuous trails connecting to regional trail systems both in Hammond, Whiting and By-State connector trail to Chicago's Burnham Trail.
- Promenade and Pier – this feature will provide pedestrian access into Wolf Lake enabling the public to “touch the water.”
- Wolf Lake Memorial Park Expansion – Purchase of adjacent and contiguous industrial parcels to expand the park's area, remediate and reuse industrial properties, and enhance the lakes environment.

The Wolf Lake Recreational Development projects are cited in various sections of the Marquette Plan including; Hammond Lakefront small area plan, Greenway Framework, Multi-Use Trails Framework and Community Investment Framework.

George Lake Trail Bridge – This project includes the plan development, design and construction of the George Lake Trail Bridge for pedestrians over Indianapolis Boulevard connecting the George Lake Trail to the Whiting Lakefront Park Trail project recently funded by the RDA. The goal of this project is to construct a signature pedestrian bridge that will provide safe access across a busy industrial/commercial road corridor that will be a considered a public amenity, to aide and connect two communities with a shared goal: Lake Michigan Public Access.

The Marquette Plan cites the George Lake/Whiting Connector Trail in the Motorized Transportation Framework, Greenway Framework, Multi-Use Trails Framework and Community Investment Framework.

Economic Impact Statement

Executive Summary (500 words)

- *Attach extended description economic impact analysis, citing quantitative data including projected impact on jobs and salaries, goods and services purchased in Northwest Indiana, population growth, and so on. Include a description of methodology.*

Hammond Lakes' Area Marquette Plan Improvement Projects

As indicated in the Comprehensive Economic Development Plan for the Northwest Indiana Regional Development Authority the land use changes that are envisioned by the Marquette Plan contemplate enhanced and additional recreational opportunities for the residents of Northwest Indiana. The land use assumptions coupled with \$400 MM in public investment can yield \$8 B in private investment over the next ten years. As indicated earlier in this submittal, the Hammond Port Authority is desirous to link the current investment of the Hammond Marina, Horseshoe Casio, Lost Marsh Golf Course, and Wolf Lake into a comprehensive network of amenities for all residents of and visitors to Northwest Indiana.

Policy Analytics indicates that the City of Hammond Marquette Project could produce \$115 MM in investment and have a total economic impact of over 650 MM over the next

three years. At this time, the removal or replacement of the Stateline Energy facility cannot be achieved. The non-vehicular links, greenway and bikeways proposed will actually exceed the original thoughts of the Marquette Plan regarding public access and land reclamation.

Additionally, the positive impact on the tourism in Hammond is also a critical component of the lakeshore improvements. As provided by the Lake County Tourism bureau, the economic impact on tourism in Lake County is \$840M, with 25,000 employed. Lake County is the second largest CVB in the state and second most visited area, accounting for 9% of Indiana's market share.

The Lake Michigan Shoreline & Wolf Lake Recreational Area Development Project will continue to support the economic development initiatives associated with the previous investments in tourism and recreation at the Hammond Marina, Horseshoe Casino and Lost March Golf Course. Hammond, currently a destination location as the west gateway to the Indiana shoreline has tremendous potential to attract tourism and economic development investment in Hammond and the neighboring communities. Enhancement of the Hammond Lakes Area Project provides even greater opportunities for the public to enjoy the amenities of the Hammond Lakes Area.

Much of the current entertainment (marina, casino, championship golf course) options are geared more toward the adult population. The proposed Hammond projects create greater opportunities for outdoor family oriented recreation. It is envisioned, by the community leaders that the Hammond Lakes Area recreational opportunities will generate longer visitors stays based on the variety of entertainment options offered. The Lakes of Hammond can become the vacation destination that was envisioned over 25 years ago when the marina was planned. Casino entertainment combined with the world class marina, beaches, aquatic play areas, golf, hiking, biking and fishing available within a two mile radius create a regional recreation venue.

Future commercial development to support the existing and enhanced regional tourism character is envisioned to continue as these project enhancements are completed. Increased residential reinvestment and infill are anticipated as the visitors to the area are introduced to the amenities offered in Hammond and NW Indiana.

In the short-term, local businesses, including planners, engineers, contractors, construction trade representatives, manufacturers and suppliers will be positively impacted by the development and construction projects.

Quality of Life Impact Statement

Executive summary (250 words)

- *Attach an extended analysis of the projected impact of the project on the environment in Northwest Indiana. Also provide an analysis of the potential of the project to improve social circumstances for the resident of Northwest Indiana. Include a description of methodology.*

The Northwest Indiana Quality of Life Council in September, 2004 developed a report titled, "Quality of Life Indicators Report." The Hammond Lakes Area Projects addresses and substantially improves a variety of quality of life components cited in the report including:

- A Community in Balance with its Environment – The Hammond project embraces the concept of community balance with the environment through implementation of regional planning projects of the Marquette Plan, and environmental aspects of improved stewardship of our natural resources and improvements in stormwater quality through the use of best management practices in the project areas and re-vegetation of slag mounds, promoting wetlands and re-forestation.
- A Healthy Community – The Hammond Project is centered on enhancement of recreational facilities in the community. The concept of a healthy community is assisted with greater opportunities for outdoor recreation for both our adult community and children. Hiking, biking, swimming, sports and playground facilities all promote a more physically active lifestyle that has associated health benefits for the community.
- A Safe Community – Benefits of the project on public safety include greater opportunities for our young people to be involved in positive recreational and sport activities thus potentially reducing the occurrence of juvenile crime. Secondly, by promoting active use of public open spacing can have a benefit in the reduction of vandalism and juvenile crime thus promoting a safer community. Finally, implementation of lighting to promote usage and deter crime by increasing public awareness and activity.
- A Community that Appreciates the Arts and Celebrates Life – Recreation, the arts and interaction with our lakes and natural areas are cornerstones of the Hammond project. The proposed amphitheater is anticipated to host not only concerts for the Festival of the Lakes but also for additional music and theater events throughout the year. Enhancement of recreational venues as well as the ability to commune with nature will be an added benefit to the community and region.

Funding Request and Financial Analysis

- *Attach a detailed explanation of the request from the board. Is the request part of a larger project, and if so, define the specific project. Is the request for an outright grant, a loan, an investment to be repaid? Indicate the required flow of funds) single year / multiple years) If bonds are to be issues, are the issued by the applicant, the RDA or a third party? Indicate the terms of guarantees and repayment by Applicant by year.*

Funding Request

The City of Hammond, in conjunction with the Hammond Port Authority and Hammond Park Board, is requesting a three year (3-year) funding grant package from the RDA for the Hammond Lakes' Area Marquette Plan Improvements. The three grouping of improvement projects are identified as:

- Lake Michigan Shoreline Enhancement
- Wolf Recreational Area Development
- George Lake Trail Bridge

The City of Hammond created three separate concepts for the three Lakes of Hammond: the Hammond Marina at Lake Michigan, the Wolf Lake Development Plan, and the George Lake Trail and Lost Marsh Golf Course at George Lake. In beginning, the projects were on separate timelines and the City utilized gaming revenues which were earmarked for the Mayor's discretionary projects, funds received from the operation of the new facilities, and to a minor extent, governmental grants. The Marquette Plan enabled the City of Hammond to combine the three concepts into one grand project vision. The vision is then separated into Phases, with each phase containing elements of each concept. The Phasing will take place over three years.

Project Year	Grouping Components	Funding Request
Year 1	Wolf Lake Amphitheater; George Lake Trail Bridge; Lake Michigan Greenway Enhancement; Forsythe Park Roadway and Fields Improvements; Wolf Lake Shoreline Enhancement; Burnham Trail Connector; Wolf Lake Paths, Landscaping and Seeding Activities; Hammond Lakes' BMP's, Water Quality Activities and Erosion and Sediment Control; Year 1 and partial Year 2 & 3 Engineering and Construction Administration Fees	\$16,800,000
Year 2	Wolf Lake Aquatic Play Center and Bathhouse; Wolf Lake Promenade; Forsythe Park and Wolf Lake Formal Gardens and Conservatory; Sheffield Road Improvements; Forsythe Park Playground; Wolf Lake Parking Improvements; Wolf Lake Shoreline Enhancement; Wolf Lake Paths, Landscaping and Seeding Activities; Hammond Lakes' BMP's, Water Quality Activities and Erosion and Sediment Control; Balance Year 2 and partial Year 3 Engineering and Construction Administration Fees	\$7,630,000
Year 3	Wolf Lake South & West Improvements Shoreline Enhancement; Illiana Marina Improvements; 129 th Street Improvements; Sheffield Road Improvements; Wolf Lake Paths, Landscaping and Seeding Activities; Wetland Planting; Hammond Lakes' BMP's, Water Quality Activities and Erosion and Sediment Control; Balance Year 3 Engineering and Construction Administration Fees	\$7,050,000

Total Project Cost: \$54,262,700

The City of Hammond and its various boards are currently working on many aspects of these projects. Listed below, this amount comes to \$22,782,700. The total funding request will differ from the total cost of the three lakes concepts listed, Lake Michigan Shoreline Enhancement, Wolf Recreational Area Development, George Lake Trail Bridge which total \$31,480,000. The total project cost therefore, is projected at **\$54,262,700.**

Funds requested from RDA: \$31,480,000

At this point in time, the City of Hammond is requesting a grant in the amount of **\$31,480,000** to be distributed over a three year period or 36-month schedule. Refer to Hammond Lakes Marquette Plan Improvement Projects Spreadsheets. With the \$22,782,700 the City has and is currently investing, the RDA requested amount equals 58% of the Total Project Cost of \$54,262,700.

Total funds from other sources, both received and requested

The City of Hammond has been working on the Marquette Plan's vision of the Lakeshore even before the Marquette Plan was formulized. The history of work Hammond and private developments performed is well documented and is included. The following is an abbreviated list and breakdown of costs, both public and private.

Project	Cost	Source
Current City of Hammond Investments		
1. Bird Sanctuary and Marina Trail	\$250,000	Hammond
2. Wolf Lake Development Plan	\$40,000	Hammond
3. Wolf Lake Development Plan Revisions (Current)	\$32,700	Hammond
4. Wolf Lake Demolition (Batting Cages, Mini Golf, Bath House)	\$275,000	Port Authority
5. Wolf Lake Marina	\$175,000	Port Authority
6. Wolf Lake Boat Launch	\$85,000	Port Authority
7. Wolf Lake Shoreline Enhancement/Dredging	\$10,000,000	Hammond/ Congressman
8. Wolf Lake – Forsythe Park Connector Trail	\$375,000	Hammond
9. Forsythe Park Improvements (Baseball/Softball Fields Complex)	\$150,000	Port Authority
10. Lost Marsh Golf Course and Clubhouse (Current)	\$8,000,000	Hammond
11. Indianapolis Boulevard Improvements (Current)	\$1,600,000	Hammond /State
12. Indianapolis Boulevard Median Enhancement	\$1,800,000	Hammond /State
Sub-Total Current City Investment	\$22,782,700	

Previous City of Hammond Investments		
1. George Lake Enhancement & Trail	\$470,000	Hammond
2. Lost Marsh Golf Course	\$41,000,000	Hammond
3. Phase I and II Environmental Assessments (Lost Marsh Property)	\$250,000	Hammond Major Casino Revenue
4. Hammond Marina Improvements	\$25,000,000	Marina Revenue Bond
5. Port Authority Office/Yacht Club	\$6,000,000	Hammond Major Casino Revenue
6. Maintenance/Yacht Club/Gatehouse (Current)	\$4,000,000	Redevelopment Bond
7. Empress Park and Trail	\$100,000	Hammond Major Casino Revenue
8. Hammond Parks Comprehensive Plan	\$50,000	Port Authority
9. Casino River Drive Trail	\$1,000,000	Hammond /State
<i>Sub-Total Previous City Investment</i>	<i>\$77,870,000</i>	
Previous Private Investments		
10. Casino Drive and Bridge Overpass	\$8,000,000	Private
11. Horseshoe (Empress) Casino New Facility	\$750,000,000	Private
<i>Sub-Total Previous Private Investment</i>	<i>\$758,000,000</i>	
Total Investment	\$858,652,700	

- *Attach a detailed explanation of the funds from other sources. The amount of financing received or promised from each source, its nature (bonds, loans, grants...), and full payment information.*

Potential Future Hammond Lakes' Area Marquette Plan Improvement Projects

Wolf Lake / Indiana Toll Road Flow Control Structure: The City of Hammond has proposed to INDOT, IDNR and the US Army Corps of Engineers the need to control the water flow into and out of Wolf Lake at the Indiana Toll Road I 90. This could potentially be a \$3 million dollar project and the lead time to traverse all of the permit requirements and environmental studies could take years.

Beatification of George Lake Trail: With the Trail approaching its tenth year of service, a beatification will be warranted with the increased traffic from the connection into Whiting's Lakefront Park.

Pedestrian Bridge Access to Hammond Marina: The City has always wanted a safe pedestrian access to the marina and one idea may be connecting onto the existing bridge or creating a new pedestrian bridge.

Continuation of the Lake Michigan Lakeshore Trail to Illinois: Once at the marina and west to the end of this projects limits of the Lakeshore Trail, continuing the trail west to the state line, with the elimination of the power plant, would be a logical, desired and completion project.

Sheffield Trail Extension to Pulaski Park: Having a continuous link to all Hammond Parks will bring the lakeshore south via the connecting trail system. This link would be a step in that direction.

Environmental Restoration Options for Wolf Lake North Channel: Enhancing the Wolf Lake area wouldn't make sense if the entire channel is not restored to its ultimate pristine condition.

George Lake Enhancement: Restoring all of the Lakes of Hammond is a priority and once again when traffic is increased on the George Lake, special attention will be placed on the Lake.

Project Timeline

- *Identify the start date, completion date and significant milestones for the specific project.*

The City of Hammond has established a rather ambitious timeline based upon many of their projects that have funding through the Mayor's discretionary gaming funds, State of Indiana, EPA and Corps of Engineers that have had on going processes over the past three to four years and are currently near the construction phase. To maintain those projects schedules and reduce costs with related and yet unfunded projects herein requested, the City must maintain the presented timelines. Refer to the enclosed Gant Chart Schedule.

Supporting Materials

- *Attach unabridged copies of all studies, reports, surveys and other documents supporting this application.*

Marquette Plan,
May 2008 Update and 2002 Wolf Recreation Area Development Study,
April 2008 Hammond Park and Recreation Master Plan

- *Attach a statement of the relationship, if any, between the project and any other existing or proposed economic development projects in Northwest Indiana.*

Hammond Lakes' Area Marquette Plan Improvement Projects are directly related to the RDA funding of Whiting's Lakefront Park Trail Connector project currently under design. The proposed George Lake Trail pedestrian bridge connects the proposed Whiting Trail to the existing George Lake Trail in Hammond.

Additionally, the City of Hammond has developed an economic development strategy that includes the North Hammond/Robertsdale Area as a tourism destination. The Hammond Lakes' Projects is a key link to the Hammond Marina, Casino, Lost Marsh Golf Course and Trail system.

- *Attach a disclosure statement regarding relationship you may have with RDA board members or employees.*

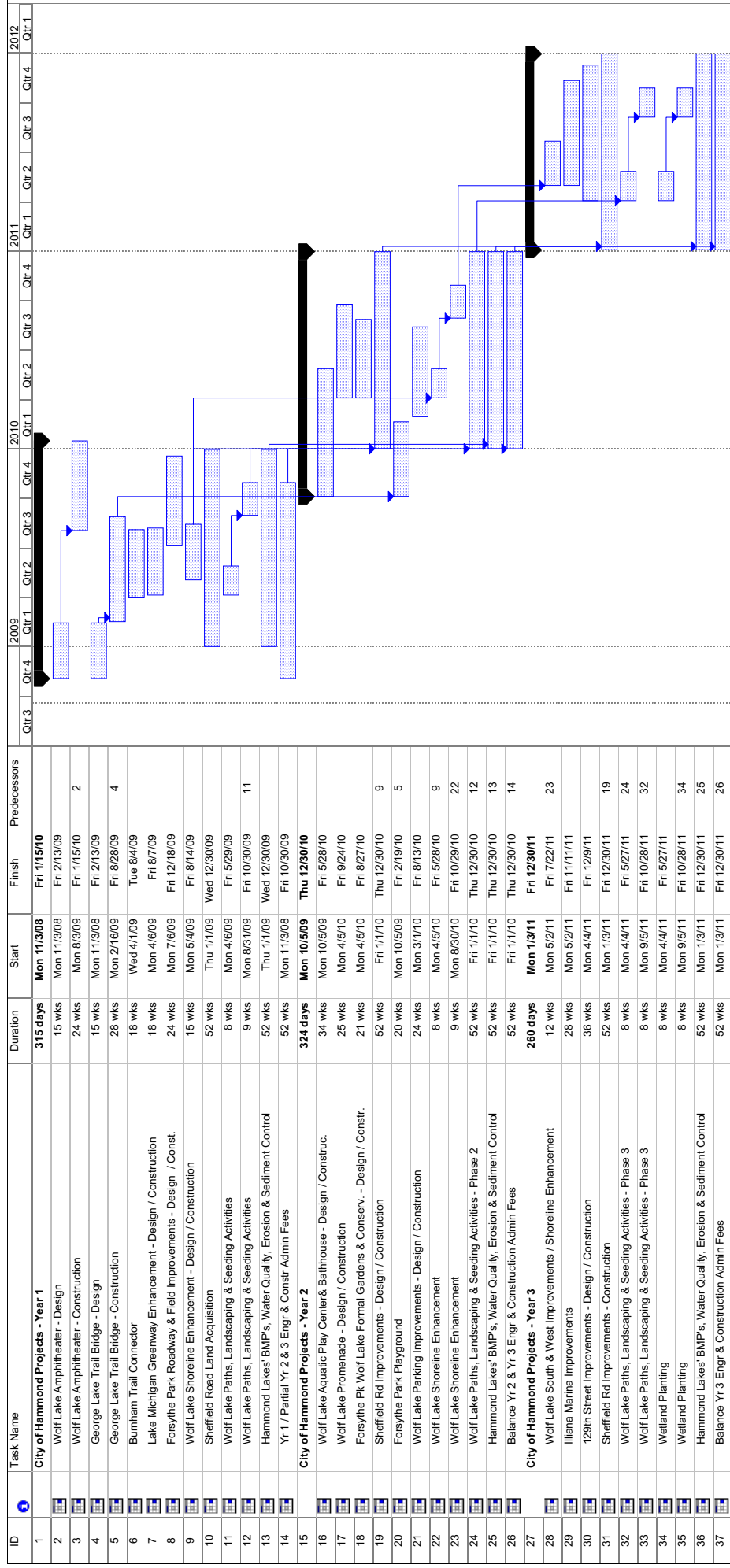
There are no known financial or familial relationships between the Hammond Lakes' Area Marquette Plan Improvement Projects team and the RDA Board or its employees.

- *Attach a copy of ethics guidelines to which applicant adheres.*

The City of Hammond does not at the present time have a formally adopted Ethics Ordinance which could be attached or provided; however, every elected official, and board appointee, takes an oath to uphold the Laws and Ordinances of the City of Hammond and State of Indiana.

- *With respect to projects undertaken by the authority, the applicant shall set a goal for participation by minority business enterprises of fifteen percent (15%) and women's business enterprises of five percent (5%), consistent with the goals of delivering the project on time and within the budgeted amount and insofar as possible, using Indiana businesses for employees, goods, and services. The complete citation can be found in IC 36-7.5-2-8(b) (<http://www.in.gov/legislative/ic/code/title36/ar7.5/ch2.pdf>)*

The City of Hammond has every intention to attain the goals set for MBE and WBE participation as set by the State of Indiana and the RDA.



HAMMOND LAKES MARQUETTE PLAN IMPROVEMENT PROJECTS

Z1 YEAR ONE

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
	D.1 WOLF LAKE AMPITHEATER	LS	1	\$	2,173,000.00
	I.1 GEORGE LAKE BRIDGE	EA	1	\$	4,375,000.00
	H 1 PROPERTY ACQUISITION	LS	1	\$	3,000,000.00
	A.3 FORSYTHE FIELD IMPROVEMENTS	LS	1	\$	714,000.00
	A.5 FORSYTHE ROAD IMPROVEMENTS	LS	1	\$	928,500.00
	K LAKESHORE GREENWAY ENHANCEMENT				
	HAMMOND MARINA / WOLF LAKE TRAIL CONNECTOR TO BURNHAM	LS	1	\$	170,910.00
	D SHORELINE ENHANCEMENT	LS	1	\$	50,000.00
	A/I PATHS / PATH BRIDGE	LS	1	\$	249,680.00
	A/H/I LANDSCAPING AND SEEDING	LS	1	\$	396,800.00
	A/H/I EROSION CONTROL/BMP'S	LS	1	\$	384,000.00
	Subtotal			\$	12,441,900.00
	15% Contingency			\$	1,866,285.00
	10% PS&E			\$	1,244,190.00
	10% ConstAdmin			\$	1,244,190.00
	SUB-TOTAL			\$	16,800,000.00

Z2 YEAR TWO

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
	B.1 WOLF LAKE AQUATIC PLAY CENTER	LS	1	\$	1,189,000.00
	B.3 BATHHOUSE	LS	1	\$	300,000.00
	A.1 PROMENADE	LS	1	\$	325,000.00
	A.2/B.2 CONSERVATORY & FORMAL GARDENS	LS	1	\$	560,000.00
	D/E/F SHEFFIELD ROAD	LS	1	\$	826,000.00
	A.8,D3.2 PARKING LOT / PLAYGROUNDS	LS	1	\$	400,000.00
	B/G SHORELINE ENHANCEMENT	LS	1	\$	350,000.00
	B/D PATHS / PATH BRIDGE	LS	1	\$	481,300.00
	E.5/6 INFORMAL OPEN SPACE,WETLAND PLANTING	LS	1	\$	200,000.00
	B/D/E LANDSCAPING AND SEEDING	LS	1	\$	422,000.00
	B/D/E EROSION CONTROL/BMP'S	LS	1	\$	600,000.00
	Subtotal			\$	5,653,300.00
	15% Contingency			\$	847,995.00
	10% PS&E			\$	565,330.00
	10% ConstAdmin			\$	565,330.00
	SUB-TOTAL			\$	7,630,000.00

Z3 YEAR THREE

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
	E1/F.1 129TH STREET IMPROVEMENTS	LS	1	\$	664,000.00
	WOLF LAKE SOUTH AND WEST IMPROVEMENTS				
	H 2 ENVIRONMENTAL RESTORATION	LS	1	\$	1,500,000.00
	E/F/G PATHS / PATH BRIDGE	LS	1	\$	1,213,880.00
	F/G LANDSCAPING AND SEEDING	LS	1	\$	165,000.00
	F/G/J EROSION CONTROL/BMP'S	LS	1	\$	260,000.00
	G.4 ILLIANA MARINA ROADWAY IMPROVEMENTS	LS	1	\$	692,000.00
	G1/2 FISHING PIERS & BRIDGE	LS	1	\$	295,000.00
	E.1/G.5 INFORMAL OPEN SPACE	LS	1	\$	185,000.00
	E.5/G.7 DEMOLITION MASS GRADING	LS	1	\$	250,000.00
	Subtotal			\$	5,224,880.00
	15% Contingency			\$	783,732.00
	10% PS&E			\$	522,488.00
	10% ConstAdmin			\$	522,488.00
	SUB-TOTAL			\$	7,050,000.00
	GRAND TOTAL			\$	31,480,000.00

A. FORSYTHE PARK IMPROVEMENTS

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
1	FORMAL PROMENADE	LS	1	\$325,000	\$325,000
2	FORMAL GARDENS				
2.1	Gardens / Exhibit	LS	1	\$110,000	\$110,000
3	BALL FIELDS IMPROVEMENTS				
3.1	New Concession/Restrooms	LS	1	\$150,000	\$150,000
3.2	Ball Fields Improvements	LS	1	\$125,000	\$125,000
4	PARKING				
4.1	Parking Lot A.1				
4.1.1	Bituminous - Includes Excavation, Grading, Base, Surface	SY	10500	\$20	\$210,000
4.1.2	Curb and Gutter	LF	4200	\$15	\$63,000
4.1.3	Storm Sewer	LS	1	\$40,000	\$40,000
4.1.4	Landscaping	LS	1	\$21,000	\$21,000
4.1.5	Lighting	EA	42	\$2,500	\$105,000
4.2	Parking Lot A.2				
4.2.1	Bituminous - Includes Excavation, Grading, Base, Surface	SY	3000	\$20	\$60,000
4.2.2	Curb and Gutter	LF	900	\$15	\$13,500
4.2.3	Storm Sewer	LS	1	\$9,000	\$9,000
4.2.4	Landscaping	LS	1	\$4,500	\$4,500
4.2.5	Lighting	EA	9	\$2,500	\$22,500
5	PARKWAY				
5.1	Street Improvement				
5.1.1	Bituminous - Includes Excavation, Grading, Base, Surface	SY	13600	\$20	\$272,000
5.1.2	Curb and Gutter	LF	10600	\$15	\$159,000
5.1.3	Storm Sewer	LS	1	\$60,000	\$60,000
5.1.4	Landscaping	LS	1	\$53,000	\$53,000
5.1.5	Lighting	EA	110	\$2,500	\$275,000
6	PATHS				
6.1	Hard Path (8' Wide Bituminous)	LF	5300	\$24.6	\$130,380
6.2	Soft Path (8' Wide Wood Chip)	LF	2000	\$16.0	\$32,000
7	PATH BRIDGE	LS	1	\$75,000	\$75,000
8	PLAYGROUND	LS	1	\$100,000	\$100,000
9	EROSION CONTROL / BMP's	LS	1	\$175,000	\$175,000
10	DEMOLITION BUILDING	LS	1	\$175,000	\$175,000
11	LANDSCAPING				
11.1	Re-Foresting	LS	1	\$75,000	\$75,000
11.2	New Landscaping	LS	1	\$100,000	\$100,000
12	SEEDING	AC	50	\$1,000	\$50,000
Subtotal					\$2,989,880
15% Contingency					\$448,482
10% PS&E					\$298,988
10% ConstAdmin					\$298,988
TOTAL					\$4,036,300

B. WOLF LAKE BEACH AREA - IMPROVEMENTS

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
1	AQUATIC PLAY AREA	LS	1	\$750,000	\$750,000
2	CONSERVATORY / FORMAL GARDENS				
2.1	Conservatory Structure	LS	1	\$300,000	\$300,000
2.2	Formal Gardens/Butterfly Garden	LS	1	\$150,000	\$150,000
3	BATHHOUSE - Changing, Restrooms, Concessions, Maint	LS	1	\$300,000	\$300,000
4	PARKING				
4.1	Parking Lot Improvements				
4.1.1	Bituminous - Includes Excavation, Grading, Base, Surface	SY	10500	\$20	\$210,000
4.1.2	Curb and Gutter	LF	4200	\$15	\$63,000
4.1.3	Storm Sewer	LS	1	\$40,000	\$40,000
4.1.4	Landscaping	LS	1	\$21,000	\$21,000
4.1.5	Lighting	EA	42	\$2,500	\$105,000
5	PATHS (8' Wide Bituminous)	LF	3950	\$24.6	\$97,170
6	SHORELINE ENHANCEMENT	LS	1	\$100,000	\$100,000
7	EROSION CONTROL / BMP's	LS	1	\$125,000	\$125,000
8	DEMOLITION/REMOVALS/GRADING	LS	1	\$125,000	\$125,000
9	LANDSCAPING	LS	1	\$100,000	\$100,000
10	SEEDING	AC	20	\$1,000	\$20,000
Subtotal					\$2,506,170
15% Contingency					\$375,926
10% PS&E					\$250,617
10% ConstAdmin					\$250,617
TOTAL					\$3,383,300

C. WOLF LAKE WATER IMPROVEMENTS

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
1	MOORING / DOCKING	LS	1	\$175,000	\$175,000
2	BOAT LAUNCH - RESTORE	LS	1	\$75,000	\$75,000
Subtotal					\$250,000
15% Contingency					\$37,500
10% PS&E					\$25,000
10% ConstAdmin					\$25,000
TOTAL					\$337,500

D. WOLF LAKE MEMORIAL PARK EXPANSION AND IMPROVEMENTS

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
1	AMPHITHEATER	LS			
1.1	Band Shell	LS	1	\$1,750,000	\$1,750,000
1.2	Benches / Lawn Seating / Paving	LS	1	\$125,000	\$125,000
1.3	Restrooms / Concessions	LS	1	\$175,000	\$175,000
2	PARKING				
2.1	Parking Lot Improvements				
2.1.1	Bituminous - Includes Excavation, Grading, Base, Surface	SY	3400	\$20	\$68,000
2.1.2	Curb and Gutter	LF	1000	\$15	\$15,000
2.1.3	Storm Sewer	LS	1	\$10,000	\$10,000
2.1.4	Landscaping	LS	1	\$5,000	\$5,000
2.1.5	Lighting	EA	10	\$2,500	\$25,000
3	INFORMAL OPEN SPACE				
3.1	Interpretation Areas	LS	1	\$125,000	\$125,000
3.2	Playground	LS	1	\$125,000	\$125,000
4	PICNICKING ENHANCEMENT	LS	1	\$50,000	\$50,000
5	SHEFFIELD PARKWAY - NORTH				
5.1	Street Improvements				
5.1.1	Bituminous - Includes Excavation, Grading, Base, Surface	SY	7000	\$20	\$140,000
5.1.2	Curb and Gutter	LF	6200	\$15	\$93,000
5.1.3	Storm Sewer	LS	1	\$10,000	\$10,000
5.1.4	Landscaping	LS	1	\$31,000	\$31,000
5.1.5	Lighting	EA	62	\$2,500	\$155,000
6	PATHS (8' Wide Bituminous)	LF	11550	\$24.6	\$284,130
7	PATH BRIDGE	LS	1	\$100,000	\$100,000
8	ACCESSIBLE SHORELINE FISHING	LS	1	\$50,000	\$50,000
9	EROSION CONTROL / BMP's	LS	1	\$200,000	\$200,000
9.1	Storm Water Pump Station Improvements	LS	1	\$200,000	\$200,000
10	DEMOLITION/REMOVALS/GRADING	LS	1	\$175,000	\$175,000
11	LANDSCAPING	LS	1	\$250,000	\$250,000
11	SEEDING	AC	50	\$1,000	\$50,000
Subtotal					\$4,211,130
15% Contingency					\$631,670
10% PS&E					\$421,113
10% ConstAdmin					\$421,113
TOTAL					\$5,685,000

E. STRAWBERRY ISLAND - WOLF LAKE SOUTH

NO.	ITEM	UNIT	QTY.	UNIT PRICE	COST
1	PARKING				
1.1	Parking Lot Improvements				
1.1.1	Bituminous - Includes Excavation, Grading, Base, and Surface	SY	4700	\$20	\$94,000
1.1.2	Curb and Gutter	LF	3300	\$15	\$49,500
1.1.3	Storm Sewer	LS	1	\$33,000	\$33,000
1.1.4	Landscaping	LS	1	\$16,500	\$16,500
1.1.5	Lighting	LS	33	\$2,500	\$82,500
2	SHEFFIELD PARKWAY - MIDDLE				
2.1	Street Parkway Improvements				
2.1.1	Bituminous - Includes Excavation, Grading, Base, and Surface	SY	1400	\$20	\$28,000
2.1.2	Curb and Gutter	LS	1200	\$15	\$18,000
2.1.3	Storm Sewer	LS	1	\$33,000	\$33,000
2.1.4	Landscaping	LS	1	\$6,000	\$6,000
2.1.5	Lighting	EA	12	\$2,500	\$30,000
3	PATHS				
	Hard Path (8' Wide Bituminous)	LF	1500	\$24.6	\$36,900
	Soft Path (8' Wide Wood Chip)	LF	1000	\$16.0	\$16,000
4	FIXED BOARDWALK	LF	3600	\$225	\$810,000
5	INFORMAL OPEN SPACE				
5.1	Interpretation Areas	LS	1	\$125,000	\$125,000
6	WETLAND PLANTING	LS	1	\$75,000	\$75,000
7	EROSION CONTROL / BMP's	LS	1	\$75,000	\$75,000
8	DEMOLITION/REMOVALS/GRADING	LS	1	\$125,000	\$125,000
9	SEEDING	AC	2	\$1,000	\$2,000
Subtotal					\$1,655,400
15% Contingency					\$248,310
10% PS&E					\$165,540
10% ConstAdmin					\$165,540
TOTAL					\$2,234,800

F. RE-VEGETATION OF SLAG - 129TH & TOLL ROAD

<i>NO.</i>	<i>ITEM</i>	<i>UNIT</i>	<i>QTY.</i>	<i>UNIT PRICE</i>	<i>COST</i>
1	129th STREET IMPROVEMENTS				
1.1	Street Improvements				
1.1.1	Bituminous - Includes Excavation, Grading, Base, and Surface	SY	10500	\$20	\$210,000
1.1.2	Curb and Gutter	LF	3300	\$15	\$49,500
1.1.3	Storm Sewer	LS	1	\$30,000	\$30,000
1.1.4	Landscaping	LS	1	\$16,500	\$16,500
1.1.5	Lighting	LS	33	\$2,500	\$82,500
2	SHEFFIELD PARKWAY - SOUTH				
2.1	Street Improvements				
2.1.1	Bituminous - Includes Excavation, Grading, Base, and Surface	SY	7500	\$20	\$150,000
2.1.2	Curb and Gutter	LF	2400	\$15	\$36,000
2.1.3	Storm Sewer	LS	1	\$24,000	\$24,000
2.1.4	Landscaping	LS	1	\$12,000	\$12,000
2.1.5	Lighting	LS	24	\$2,500	\$60,000
3	PATHS				
3.1	Hard Path (8' Wide Bituminous)	LF	5300	\$24.6	\$130,380
3.2	Soft Path (8' Wide Wood Chip)	LF	2000	\$16.0	\$32,000
4	EROSION CONTROL / BMP's	LS	1	\$60,000	\$60,000
5	DEMOLITION/REMOVALS/GRADING	LS	1	\$125,000	\$125,000
6	LANDSCAPING	LS	1	\$125,000	\$125,000
7	SEEDING	LS	10	\$2,000	\$20,000
Subtotal					\$1,162,880
15% Contingency					\$174,432
10% PS&E					\$116,288
10% ConstAdmin					\$116,288
TOTAL					\$1,569,900

G. WOLF LAKE BIKE TRAIL EXTENSION & IMPLEMENTATION

NO.	ITEM	UNIT	QTY.	UNIT PRICE	COST
1	FISHING PIERS	EA	3	\$15,000	\$45,000
2	BRIDGE	LS	1	\$250,000	\$250,000
3	PATHS				
	Hard Path (8' Wide Bituminous)	LF	5000	\$24.6	\$123,000
	Soft Path (8' Wide Wood Chip)	LF	4100	\$16.0	\$65,600
4	ILLIANA MARINA ROADWAY IMPROVEMENTS				
4.1	Parking Lot Improvements				
4.1.1	Bituminous - Includes Excavation, Grading, Base, and Surface	SY	12500	\$20	\$250,000
4.1.2	Curb and Gutter	LS	0	\$15	\$0
4.1.3	Storm Sewer	LS	1	\$50,000	\$50,000
4.1.4	Landscaping	LS	1	\$40,000	\$40,000
4.1.5	Lighting	EA	50	\$2,500	\$125,000
5	PARKING				
5.1	Parking Lot Improvements				
5.1.1	Bituminous - Includes Excavation, Grading, Base, and Surface	SY	1700	\$20	\$34,000
5.1.2	Curb and Gutter	LS	3400	\$15	\$51,000
5.1.3	Storm Sewer	LS	1	\$40,000	\$40,000
5.1.4	Landscaping	LS	1	\$17,000	\$17,000
5.1.5	Lighting	EA	34	\$2,500	\$85,000
6	SHORELINE ENHANCEMENT	LS	1	\$250,000	\$250,000
7	INFORMAL OPEN SPACE				
	Interpretation Areas	LS	1	\$125,000	\$125,000
8	PICNICKING ENHANCEMENT	LS	1	\$60,000	\$60,000
9	EROSION CONTROL / BMP's	LS	1	\$100,000	\$100,000
10	DEMOLITION/REMOVAL/GRADING	LS	1	\$250,000	\$250,000
11	SEEDING	AC	10	\$2,000	\$20,000
Subtotal					\$1,980,600
15% Contingency					\$297,090
10% PS&E					\$198,060
10% ConstAdmin					\$198,060
TOTAL					\$2,673,800

H. RECREATIONAL / GREEN OPEN SPACE

NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
1	PROPERTY ACQUISITION	LS	1	\$3,000,000	\$3,000,000
2	ENVIRONMENTAL RESTORATION				
2.1	Informal Open Space				
2.1.1	Topsoil	LS	3	\$125,000	\$375,000
2.1.2	Clay Liner	LS	3	\$125,000	\$375,000
2.1.3	Landscaping	LS	3	\$125,000	\$375,000
2.1.4	Seeding/Restoration	LS	3	\$125,000	\$375,000
Subtotal					\$1,500,000
15% Contingency					\$675,000
10% PS&E					\$150,000
10% ConstAdmin					\$150,000
TOTAL					\$5,475,000

I. GEORGE LAKE PEDESTRIAN BIKE BRIDGE - INDIANAPOLIS BLVD. & 122ND ST.

<i>NO.</i>	<i>ITEM</i>	<i>UNIT</i>	<i>QTY</i>	<i>UNIT PRICE</i>	<i>TOTAL COST</i>
1	PEDESTRIAN BRIDGE				
1.1	Approach Embankments w/Sidewalks	EA	2	\$35,000	\$70,000
1.2	Ramp Structures 140 FT	EA	2	\$350,000	\$700,000
1.3	Main Span 1	EA	1	\$675,000	\$675,000
1.4	Main Span 2	EA	1	\$455,000	\$455,000
1.5	Stairways	EA	2	\$100,000	\$200,000
1.6	Aesthetics	LS	1	\$1,575,000	\$1,575,000
1.7	Landscaping	LS	1	\$150,000	\$150,000
1.8	Property Acquisition	LS	1	\$500,000	\$500,000
2	PATHS (8' Wide Bituminous)	LF	500	\$24.6	\$12,300
9	EROSION CONTROL / BMP's	LS	1	\$150,000	\$150,000
10	DEMOLITION/REMOVALS/GRADING	LS	1	\$50,000	\$50,000
11	LANDSCAPING	LS	1	\$75,000	\$75,000
11	SEEDING	AC	10	\$1,000	\$10,000
Subtotal					\$4,622,300
15% Contingency					\$693,345
10% PS&E					\$462,230
10% ConstAdmin					\$462,230
TOTAL					\$6,240,100



Multidisciplined. Single Source.
Trusted Solutions.

www.sehinc.com